

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:				PJs in State:	10		
% of Funds Committed	95.03 %	96.12 %	8	97.21 %	31	31	
% of Funds Disbursed	80.54 %	90.31 %	9	90.53 %	11	9	
Leveraging Ratio for Rental Activities	1.72	3.47	8	4.97	29	22	
% of Completed Rental Disbursements to All Rental Commitments***	89.15 %	90.79 %	9	85.01 %	23	30	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.12 %	68.02 %	9	73.71 %	21	20	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.97 %	73.30 %	6	81.48 %	23	21	
% of 0-30% AMI Renters to All Renters***	41.89 %	31.20 %	4	45.54 %	41	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.30 %	95.57 %	6	96.14 %	34	35	
Overall Ranking:			In State:	7 / 10	Nationally:	27	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$52,711	\$14,015		\$28,248	74 Units	40.90 %	
Homebuyer Unit	\$80,134	\$16,948		\$15,487	63 Units	34.80 %	
Homeowner-Rehab Unit	\$25,499	\$28,473		\$0	44 Units	24.30 %	
TBRA Unit	\$0	\$1,338		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,977	\$102,922	\$26,378
State:*	\$53,528	\$71,131	\$29,610
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	0.0	2.3	0.0	Single/Non-Elderly:	25.0	27.0	36.4	0.0
Black/African American:	100.0	100.0	97.7	0.0	Elderly:	12.5	3.2	27.3	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	52.8	54.0	25.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	11.1	6.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.6	4.8	4.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	27.8	25.4	29.5	0.0	Section 8:	9.7	0.0 [#]		
2 Persons:	23.6	33.3	29.5	0.0	HOME TBRA:	0.0			
3 Persons:	18.1	15.9	22.7	0.0	Other:	15.3			
4 Persons:	22.2	11.1	9.1	0.0	No Assistance:	75.0			
5 Persons:	8.3	6.3	4.5	0.0					
6 Persons:	0.0	6.3	2.3	0.0					
7 Persons:	0.0	1.6	0.0	0.0					
8 or more Persons:	0.0	0.0	2.3	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			10	

* The State average includes all local and the State PJs within that state

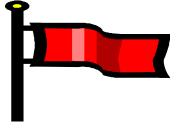
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: GA Group Rank: 27
 (Percentile)
 State Rank: 7 / 10 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	89.15	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	59.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	97.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	3.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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